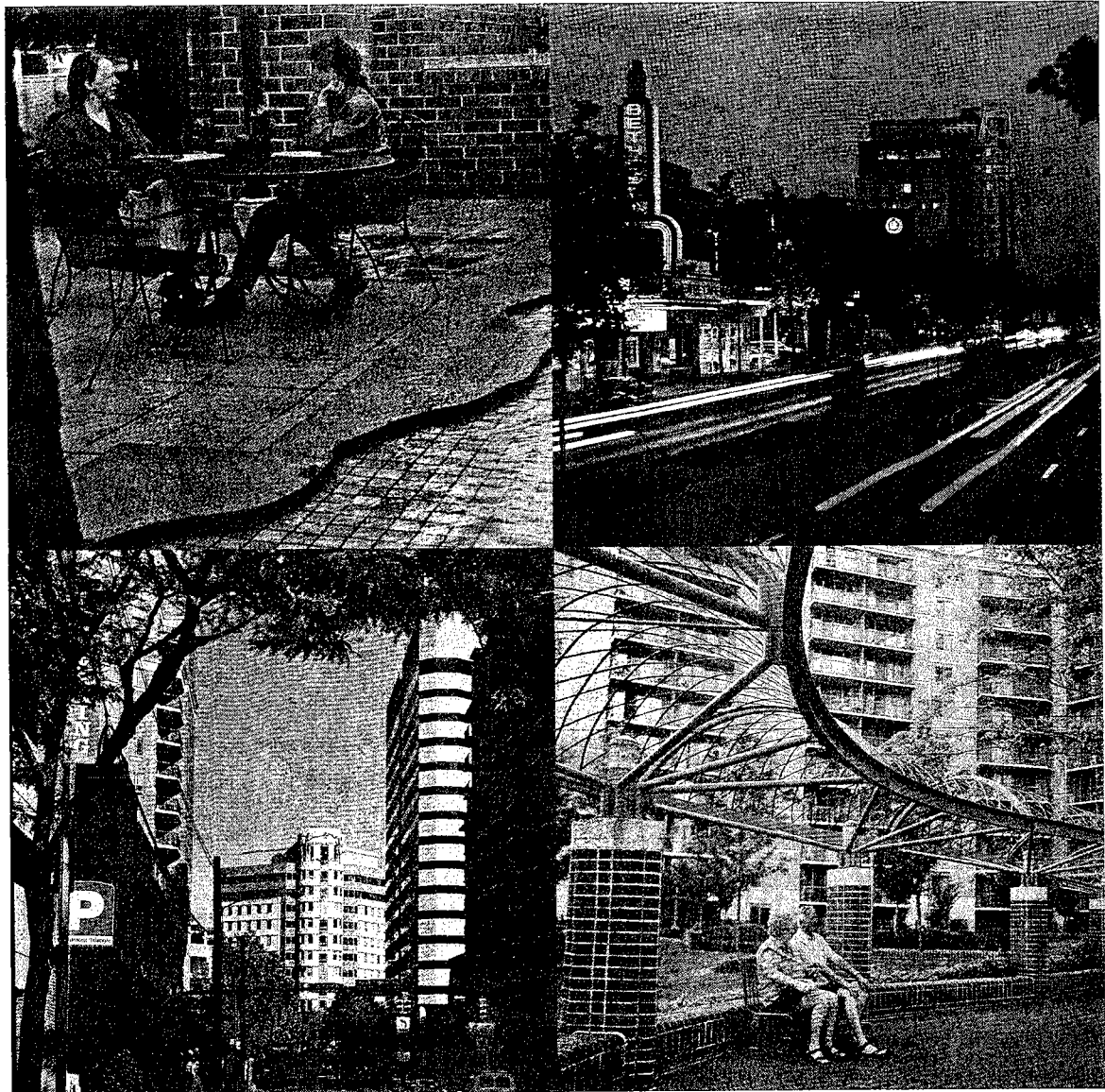


approved
& adopted
July 1994

BETHESDA CBD



APPROVED AND ADOPTED

COMPREHENSIVE AMENDMENT TO THE BETHESDA CENTRAL BUSINESS DISTRICT SECTOR PLAN

July 1994

This Sector Plan amends the Bethesda Central Business District Sector Plan, 1976, as amended; being also an amendment to the General Plan for the Physical Development of the Maryland-Washington Regional District, and the Master Plan of Highways within Montgomery County, Maryland; the Master Plan of Bikeways, 1978, as amended; the Master Plan for Historic Preservation, 1979, as amended; the Georgetown Branch Master Plan Amendment, 1990; and the Bethesda-Chevy Chase Master Plan, 1990.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, MD 20910

ABSTRACT

TITLE:

Approved and Adopted
Bethesda Central Business District Sector Plan

AUTHOR:

The Maryland-National Capital Park and Planning Commission

SUBJECT:

Bethesda Central Business District Sector Plan

DATE:

July 1994

PLANNING AGENCY:

The Maryland-National Capital Park and Planning Commission

SOURCE OF COPIES:

The Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910-3760


ABSTRACT:


This publication contains the text with supporting maps and tables for the Approved and Adopted Bethesda Central Business District Sector Plan which replaces the 1976 Sector Plan and the 1982 Amendment to that Plan. It also amends some elements of the Master Plan of Highways, the Master Plan of Bikeways, the Master Plan for Historic Preservation, the Georgetown Branch Master Plan Amendment, and the Bethesda-Chevy Chase Master Plan.


CERTIFICATE OF APPROVAL AND ADOPTION

This Comprehensive Amendment to the Bethesda CBD Sector Plan, as amended; the Master Plan for Bethesda-Chevy Chase, April 1990, as amended; the Master Plan of Bikeways, May 1978, as amended; the Master Plan for Historic Preservation, September 1979, as amended; the General Plan for the Maryland-Washington Regional District in Montgomery County, as amended; the Master Plan of Highways within Montgomery County, Maryland, as amended; and the Georgetown Branch Master Plan Amendment, January 1990, has been approved by the Montgomery County Council, sitting as the District Council, by Resolution No. 12-740 on July 14, 1994; and has been adopted by The Maryland-National Capital Park and Planning Commission by Resolution No. 94-13 on July 20, 1994, after duly advertised public hearings pursuant to Article #28 of the Annotated Code of Maryland.


THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION


William H. Hussmann
Chairman


Roy I. Dabney, Jr.
Vice Chairman


A. Edward Navarre
Secretary-Treasurer

APPROVED AS TO LEGAL SUFFICIENCY


M-NCPPC Legal Department

Date 8/15/94

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

The Maryland-National Capital Park and Planning Commission is a bi-county agency created by the General Assembly of Maryland in 1927. The Commission's geographic authority extends to the great majority of Montgomery and Prince George's Counties; the Maryland-Washington Regional District (M-NCPPC planning jurisdiction) comprises 1,001 square miles, while the Metropolitan District (parks) comprises 919 square miles, in the two Counties.

The Commission has three major functions:

1. The preparation, adoption, and, from time to time, amendment or extension of a General Plan for the Physical Development of the Maryland-Washington Regional District in Montgomery and Prince George's Counties (1964);
2. The acquisition, development, operation, and maintenance of a public park system; and
3. In Prince George's County only, the operation of the entire County public recreation program.

The Commission operates in each county through a Planning Board appointed by and responsible to the county government. All local plans, recommendations on zoning amendments, administration of subdivision regulations, and general administration of parks are responsibilities of the Planning Boards.

The Maryland-National Capital Park and Planning Commission encourages the involvement and participation of individuals with disabilities, and its facilities are accessible. For assistance with special needs (e.g., large print materials, assistive listening devices, or sign language interpretation), please contact the Community Relations Office, 301-495-4600 or TDD 301-495-1331.

ELECTED AND APPOINTED OFFICIALS

COUNTY COUNCIL

William E. Hanna, Jr., *President*

Derick P. Berlage, *Vice President*

Bruce Adams

Nancy Dacek

Gail Ewing

Betty Ann Krahnke

Isiah Leggett

Marilyn J. Praisner

Michael L. Subin

COUNTY EXECUTIVE

Neal Potter

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

William H. Hussmann, *Chairman*

Roy I. Dabney, Jr., *Vice Chairman*

COMMISSIONERS

Montgomery County Planning Board

William H. Hussmann,* *Chairman*

Patricia S. Baptiste, *Vice Chair*

Ruthann Aron*

Arthur Holmes, Jr.*

Davis M. Richardson

Prince George's County Planning Board

Roy I. Dabney, Jr., *Acting Chairman*

Zola E. Boone

James M. Brown

Regina J. McNeill

*William H. Hussmann succeeded Gus Bauman as Chairman; Ruthann Aron succeeded Richmond M. Keeney; and Arthur Holmes, Jr. succeeded Nancy M. Floreen. Mr. Bauman, Mr. Keeney and Ms. Floreen served on the Planning Board during preparation of the Bethesda Central Business District Sector Plan.

BETHESDA CENTRAL BUSINESS DISTRICT SECTOR PLAN

CITIZENS' ADVISORY COMMITTEE

Malcolm D. Rivkin, Rivkin Associates, *Chair*
I. Dean Ahmad, East Bethesda Citizens' Association
Carol Beach, Edgemoor Citizens' Association
James A. Cloar*, Downtown Consultant
Dean Gutridge, Retail Development Consultant
Robert R. Harris, Wilkes, Artis, Hedrick & Lane
Benjamin W. King, Retailer
Thomas McKay*, Residential Developer
Peter L. Meleney, Bethesda Evergreen
Juanita Mildenberg, National Institutes of Health
Allen L. Myers, Bethesda Coalition
Arnold Polinger, Residential Developer
Rosalie J. Silverberg, B-CC Resident
Gordon G. Swan, Sacks Subdivision Neighborhood Association
Shelby M. (Tom) Thompson, Cultural Manager
Carol Trawick, B-CC Chamber of Commerce
Mier Wolf, Town of Chevy Chase

The listing of the names of the committee members does not indicate approval or disapproval of this document by any members of the Citizens' Advisory Committee. The members advised the Montgomery County Planning Board regarding the problems, needs and views of the groups or areas they represent. The Planning Board considered these views in its deliberations regarding the Sector Plan.

*Resigned

NOTICE TO READERS

An area master plan, after approval by the County Council and adoption by the Maryland-National Capital Park and Planning Commission, constitutes an amendment to the General Plan for Montgomery County. As such, it provides a set of comprehensive recommendations and guidelines for the use of publicly and privately owned land within its planning area. Each area plan reflects a vision of future development that responds to the unique character of the local community within the context of a County-wide perspective.

Area master plans are intended to provide a benchmark point of reference with regard to public policy. Together with relevant County-wide functional master plans, they should be referred to by public officials and private individuals when decisions are made that affect the use of land within the plan's boundaries. It should be noted that master plan recommendations and guidelines are not intended to be specifically binding on subsequent actions, except in certain instances where an ordinance or regulation requires a specifically defined linkage to be established. The precise timing and character of public facility projects is determined annually through the Capital Improvements Program and the Operating Budget.

Master plans generally look ahead to a time horizon of about 20 years from the date of adoption, although it is intended that they be updated and revised about every ten years. It is recognized that the original circumstances at the time of plan adoption will change over time, and that the specifics of a master plan may become less relevant as time goes on. Any sketches or site plans in an adopted plan are for illustrative purposes only, and are intended to convey a general sense of desirable future character rather than any specific commitment to a particular detailed design.

THE MASTER PLAN PROCESS

Staff Draft Plan - This document is prepared by the Montgomery County Planning Department for presentation to the Montgomery County Planning Board. A Public Hearing (Preliminary) Draft Plan is then prepared for approval to go to public hearing by the Planning Board. The Public Hearing (Preliminary) Draft Plan incorporates those preliminary changes to the Staff Draft Plan that the Planning Board considers appropriate.

Public Hearing (Preliminary) Draft Plan - This document is a formal proposal to amend an adopted master or sector plan prepared by the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission. It is prepared for the purpose of receiving public hearing testimony. Its recommendations are not necessarily those of the Planning Board. Before proceeding to publish a Planning Board (Final) Draft Plan, the Planning Board holds a public hearing. After the close of the record of this public hearing, the Planning Board holds open worksessions to review the testimony and to revise the Public Hearing (Preliminary) Draft Plan.

Planning Board (Final) Draft Plan - This document is the Planning Board's recommended Plan. After October 1, 1992, changes in the Regional District Act require the Planning Board to transmit the Plan directly to the County Council with copies to the County Executive. The Regional District Act then requires the County Executive, within sixty days, to prepare and transmit a fiscal impact analysis of the Planning Board (Final) Draft Plan to the County Council. The Executive may also forward any other comments and recommendations regarding the Planning Board (Final) Draft Plan within the sixty-day period.

After receiving the Executive's fiscal impact analysis and comments, the County Council may hold a public hearing to receive public testimony on the Plan. After the close of record of this public hearing, the Council's Planning, Housing, and Economic Development Committee (PHED) holds open worksessions to review the testimony and revise the Planning Board (Final) Draft Plan. The County Council, after its work sessions, then adopts a resolution approving the Planning Board (Final) Draft Plan, as revised.

Adopted Plan - The Plan approved by the County Council is forwarded to The Maryland-National Capital Park and Planning Commission for adoption. Once adopted by the Commission, the Plan officially amends the various master or sector plans cited in the Commission's adoption resolution.

ACKNOWLEDGMENTS

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Charles Coleman, Reproduction

Divisions of the Planning Department that contributed to this Plan include:

Community Planning
Development Review
Design, Zoning and Preservation
Environmental Planning
Research Division
Transportation Division
Administrative Services
Mapping and Graphics

Others who contributed to this Plan include:

Gene Sieminski, Housing Consultant
LMD, Design & Production



BETHESDA CBD



published by

THE MONTGOMERY COUNTY
DEPARTMENT of PARK & PLANNING
8787 Georgia Avenue, Silver Spring, Maryland 20910



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